

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
JULY 19, 1978

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, July 19, 1978 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - Hughes, Katnich,
Katzakian (arrived
8:03 p.m.), McCarty
and Pinkerton (Mayor)

Absent: Councilmen - None

Also Present: City Manager Graves,
Assistant City Manager Glenn, Public Works
Director Ronsko, City Attorney Mullen and
City Clerk Reimche.

INVOCATION

The invocation was given by Reverend Bob
Mattheis, St. Paul's Lutheran Church.

PLEDGE

Mayor Pinkerton led the Pledge of Allegiance
to the flag.

MINUTES

On motion of Councilman Katnich, Hughes
second, Council approved the Minutes of
July 5, 1978 as written and mailed.

PLANNING COMMISSION

The City Manager gave the following report of
the Planning Commission meeting of July 10,
1978:

The Planning Commission -

SANGUINETTI
PARK EIR

1. Certified as adequate and recommended to
the City Council, the Final Environmental
Impact Report of Sanguinetti Park, a proposed
12.6 acre Planned Development for residential,
commercial and industrial uses in the area
bounded by West Turner Road, North Sacramento
Street, Louie Avenue, and North Church Street.

On motion of Councilman Katnich, Hughes
second, the matter was set for Public Hearing on
August 2, 1978.

Minutes of July 19, 1978, continued

PLANNING COMMISSION
(Continued)

AMEND PD - 17

2. Recommended the approval of the request of Aladdin Real Estate, Inc., by Ronald B. Thomas to rezone the area bounded by West Turner Road, North Sacramento Street, Louie Avenue and North Church Street from C-2, Commercial Shopping to P-D(17), Planned Development District No. 17 to accommodate residential, light commercial and light industrial uses with the following conditions:

a. that the condominium residential uses at the northeast corner of Louie Avenue and Church Street not exceed 20 units per acre and conform to the requirements of R-GA, Garden Apartment Residential;

b. that the condominium commercial uses along the West Turner Road frontage conform to the requirements of C-S, Commercial Shopping; and

c. that the light industrial uses on North Sacramento Street conform to the C-M, Commercial Light Industrial District with the exception that no residential uses be permitted.

On motion of Councilman Katnich, Hughes second, the matter was set for Public Hearing on August 2, 1978.

The Planning Commission further -

REZONE
PARCEL
LOCATED ON N.
SIDE OF FUTURE
EXTENSION OF E.
VINE FROM R-1 TO
C-M AND M-1

3. Recommended the approval of Mr. Charles Ferdun to rezone a 15-acre parcel located on the north side of the future extension of East Vine Street, 370 feet east of Beckman Road from R-1, Single-Family Residential to C-M, Commercial-Light Manufacturing and M-1, Light Industrial.

On motion of Councilman Katnich, Hughes second, the matter was set for Public Hearing on August 2, 1978.

ITEMS OF INTEREST

The Planning Commission also -

1. Conditionally approved the request of Aladdin Real Estate, Inc. by Mr. Ronald B. Thomas to approve the Tentative Map of Sanguinetti Park, a 12.6 acre Planned Development for residential, commercial and industrial uses in the area bounded by West Turner Road, North Sacramento Street, Louie Avenue and North Church Street.

2. Certified as adequate the Final Environmental Impact Report of the Mathews Subdivision, an 11.8 acre, 61 lot residential development at 1531 South Church Street in an area zoned R-MD, Medium Density Multiple Family Residential.

Minutes of July 19, 1978, continued

PLANNING COMMISSION

ITEMS OF INTEREST
(Continued)

3. Conditionally approved the Tentative Map of the Mathews Subdivision, an 11.8 acre, 61 lot residential development at 1561 South Church Street in an area zoned R-MD, Medium Density Multiple Family Residential.
4. Certified as adequate the Final Environmental Impact Report of Colony Ranch (formerly Colony Park), a 25-acre, 123 lot residential subdivision located on the south side of East Turner Road between North Stockton Street and North Cherokee Lane in an area zoned R-1, Single-Family Residential.
5. Conditionally approved the request of Baumbach and Piazza, Consulting Engineers on behalf of Spivock and Spivock to approve the Tentative Map of Colony Ranch (formerly Colony Park), a 25-acre, 123 lot residential subdivision located on the north side of East Turner Road between North Stockton Street and North Cherokee Lane in an area zoned R-1, Single-Family Residential.
6. Denied the request of Ms. Sharon S. Hayes by Mr. LeRoy Meidinger for a Variance to allow the none attachment of an existing accessory building and building unit to permit the addition of two living units at 418 South Church Street in an area zoned R-MD, Medium Density Multiple Family Residential.
7. Approved the request of Mr. Russell Triolo for a Variance to eliminate the 10 foot yard area between a commercial zone and a residential zone at 923 South Cherokee Lane on a lot which is zoned C-2, General Commercial on the east one-half, and R-HD, High Density Multiple-Family Residential on the west one-half.
8. Recommended approval of the action initiated by the San Joaquin County Planning Commission to rezone property located on the north side of Kettleman Lane (State Route 12) from Lower Sacramento Road on the west to the Lodi City limits of the east from I-PA, Interim Protected Agriculture to GA-10, 20 and 40, General Agriculture which will permit the enlargement of Agricultural Preserve R-72-C1.
9. Set a Special Session for Monday, July 31, 1978, to consider the request of property owners along North Cluff Road, north of East Lockeford Street to (1) amend the General Plan by placing the area in the first phase of industrial development, (2) pre-zone the property to C-M, Commercial-Light Industrial, M-1, Light Industrial and M-2, Heavy Industrial, and (3) annex the area to the City.

PROPOSED
ANNEXATION OF
STERNFELS
ADDITION

RES. NO. 78-81

A diagram and background information regarding the proposed annexation of the "Sternfels Addition" was presented by the City Clerk.

Following Council discussion, Council on motion of Councilman Katnich, Katzakian second, adopted Resolution No. 78-81, A Resolution of the Lodi

STERNFELS
ADDITION
RES. NO. 78-81
(Continued)

Minutes of July 19, 1978, continued

City Council for the Application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "Sternfels Addition" Reorganization, including the Detachment of Certain Territory within the area proposed for annexation to the City of Lodi.

ABC LICENSES

The City Clerk presented an application for Alcoholic Beverage License which had been received for Elmer E. and Wanda L. Ehrlich (no dba), 100 S. Main Street, Lodi, On Sale General Eating Place, Person to Person transfer.

CITY COUNCIL
RECEIVES COPIES
OF VARIOUS
E.I.R.'S

The City Clerk announced that copies of the following Environmental Impact Reports had been presented to the Council at the onset of the Council meeting to allow sufficient time for study and evaluation of the reports by the Council prior to public hearings on the matters:

- a) Sanguinetti Park
- b) Ham Lane Improvement Project Lodi Avenue to Elm Street
- c) Colony Park
- d) Mathews Subdivision

PUBLIC HEARINGS
SET

On motion of Councilman Katnich, Katzakian second, the Ham Lane Improvement Project Lodi Avenue to Elm Street Environmental Impact Report was set for Public Hearing on August 16, 1978.

HAM LANE,
COLONY PARK AND
MATHEWS SUBDV.
EIR'S SET FOR
PUBLIC HEARING

On motion of Councilman Katnich, Katzakian second, Council set for Public Hearing August 16, 1978 consideration of the Planning Commission's recommendation that the City Council certify as adequate the Colony Park Final Environmental Impact Report.

On motion of Councilman Katnich, Katzakian second, Council set for Public Hearing August 16, 1978, consideration of the Planning Commission's recommendation that the City Council certify as adequate the Mathews Subdivision Final Environmental Impact Report.

DISPOSAL OF REAL
PROPERTY BY LODI
UNIFIED SCHOOL
DISTRICT

The City Clerk presented a letter which had been received from the Lodi Unified School District advising of its intention to sell real property - the Millswood School Site (Parcels A, B and C). In accordance with the provisions of the Education Code of the State of California, the School District is offering the property to public entities for park or recreational purposes or for open space purposes at fair market value prior to disposal by public bid.

On the advice of the City Attorney, Council, on motion of Councilman Katnich, Katzakian second, referred the matter to the Planning Commission for review and recommendation.

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LTR. REC'D. FROM
STATE DEPT. OF
TRANSPORTATION
ASKING FOR
SUGGESTIONS RE
REVISED DESCRIPTIONS
IN EITHER HIGHWAY
ROUTES OR F & E
ROUTES

The City Clerk presented for Council's perusal a letter which had been received from the State of California Department of Transportation advising that in January 1979 Caltrans will submit a report to the Legislature which will review highway progress and suggest some practical revisions or adjustments to the highway system. This report is required by Section 256 of the Streets and Highways Code. The letter asks for any suggestions that the Council might offer for revised descriptions in either highway routes or F & E routes that could facilitate day-to-day highway operations or administration.

No action was taken by the Council on the matter.

APPOINTMENTS TO
VARIOUS BOARDS
AND COMMISSIONS

Mayor Pinkerton proposed the following appointments to various City Boards and Commissions:

LIBRARY BOARD OF TRUSTEES

C. M. Sullivan 3 year term expiring 6/30/81

The appointment was ratified on motion of Councilman Katnich, Hughes second.

PLANNING COMMISSION

Frank Woollett - to fill the unexpired term of
Eugene Larkin - which term
expires 6/30/80

The appointment was ratified on motion of Councilman Hughes, Katnich second.

SITE PLAN AND ARCHITECTURAL REVIEW
COMMITTEE

Don Kundert 4 year term expiring 6/30/82

Roger Stafford 4 year term expiring 6/30/82

The appointments were ratified on motion of Councilman Katzakian, Hughes second.

REPORTS OF THE
CITY MANAGER

CONSENT CALENDAR

In accordance with the report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Katnich, Hughes second were approved by Council.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF
\$1,314,934.41.

84

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ASSESSMENT DIAGRAM
FOR POPLAR ST. ST.
LIGHT DISTRICT
APPRVD.

RES. NO. 78-82

Pursuant to State of California Streets and Highways Code Section 5342, the Assessment Diagram showing each parcel of land within the limits of the assessment district, the dimensions of each such lot or parcel of land, and the relative location of the same to the work proposed to be done under the 1911 Improvement Act must be approved by the legislative body.

RESOLUTION NO. 78-82

RESOLUTION APPROVING THE ASSESSMENT
DIAGRAM FOR THE POPLAR STREET STREET
LIGHT DISTRICT.

ACCEPTANCE OF
VINE ST. BOX
CULVERT AT WID
CANAL

COUNCIL ACCEPTED THE IMPROVEMENTS IN
"VINE STREET BOX CULVERT AT WID CANAL"
AND DIRECTED THE PUBLIC WORKS DIRECTOR
TO FILE A NOTICE OF COMPLETION WITH THE
COUNTY RECORDER'S OFFICE.

CENTURY BLVD.,
BECKMAN RD., &
KETTLEMAN LANE
STORM DRAIN EDA
PROJECT ACCEPTED

COUNCIL ACCEPTED THE IMPROVEMENTS IN
"CENTURY BOULEVARD, BECKMAN ROAD,
AND KETTLEMAN LANE STORM DRAIN, EDA
PROJECT NO. 07-51-26794" AND DIRECTED
THE PUBLIC WORKS DIRECTOR TO FILE A
NOTICE OF COMPLETION WITH THE COUNTY
RECORDER'S OFFICE.

PLANS & SPECS FOR
HUTCHINS ST. PAVING
APPROVED

COUNCIL APPROVED THE PLANS AND SPECI-
FICATIONS FOR "HUTCHINS STREET PAVING,
CENTURY BOULEVARD TO BRANDYWINE DRIVE",
AND AUTHORIZED THE CITY CLERK TO
ADVERTISE FOR BIDS THEREON.

SPECS FOR SEDAN FOR
COMMUNITY DEVELOP-
MENT DEPT. APPRVD.

COUNCIL APPROVED THE SPECIFICATIONS FOR
AN INTERMEDIATE SEDAN FOR THE COMMUN-
ITY DEVELOPMENT DEPARTMENT AND
AUTHORIZED THE PURCHASING AGENT TO
ADVERTISE FOR BIDS THEREON.

BIDS REJECTED ON
CURB & GUTTER
REPLACEMENT

Council was apprised that only one bid had been received as follows for the contract for "Curb and Gutter Replacement: Garfield Street - Hilborn to Lodi; Central Avenue, Walnut to Oak; Oak Street/ Washington Street - Stockton To Alley N/Oak Street:

Bidder	Amount
H. Max Lee	\$93,273.20
Engineer's Estimate	\$76,600.00

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BIDS REJECTED
CURB & GUTTER
(Continued)

Council was apprised that the Public Works Department had contacted other contractors to ascertain why they did not bid. It appears that it is a particularly busy time and it is likely the City will receive additional bids if the project is rebid. It was Staff's recommendation that Council not award the bid.

On motion of Councilman Katzakian, Katnich second, Council rejected the sole bid received and authorized the City Clerk to readvertise for bids thereon.

REQUEST FOR
ADDITIONAL
APPROPRIATIONS
FOR BILLBOARDS
AT ENTRANCES TO
CITY

Agenda item "h" - "Request for additional appropriations for billboards at entrances to City" was introduced by City Manager Graves who advised the Council that sometime ago the City had approved Contracts with the 3-M National Advertising Company for billboards at various entrances to the City. The contracts were for two billboards at \$225.00 each per month with 36 month contracts and two billboards not to exceed \$175.00 each per month with 12 month contracts.

Sometime later the City received a bill from Outdoor Posters, Inc. of Reno, Nevada for 7 stands 30 sheet billboard poster paper for "Romantic Wine Country" Motel Row posters in the amount of \$360.00.

In checking with Mr. Mike Sanguinetti, representative of the 3-M National Advertising Company, Mr. Sanguinetti stated that in his presentation to the City Council, he had failed to mention that one board was a poster panel board on which the paper must be replaced every 60 days and that the cost of the billboard poster paper is the City's responsibility.

Mr. Thomas Newton, President of the Lodi District Chamber of Commerce addressed the Council on the matter advising that as he read the contract, the Advertiser is responsible for cost of the billboard poster paper.

Mr. Mike Sanguinetti then addressed the Council confirming that he had inadvertently failed to mention this additional cost. Mr. Sanguinetti further stated that his Company merely provides the billboard space and without the billboard poster paper, "there is no billboard".

Council discussion followed with questions being directed to Mr. Newton, to Mr. Sanguinetti, and to the City Attorney.

On motion of Councilman Hughes, Katnich second, the matter was deferred to the Council meeting of August 2, 1978 to allow time for the City Attorney to review this contract.

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REPORT OF
COMMITTEE
APPOINTED TO
REVIEW & RECOMMEND
DENSITY & LAND USAGE
IN C-P ZONING

Agenda item "i" - "Report of Committee appointed to review and recommend density and land usage in C-P Zoning" was introduced by Councilman Katnich, who reported on the latest meeting of the committee. Additional comments regarding the matter were made by Councilman McCarty.

A lengthy discussion followed with questions being directed to Staff, Councilman Katnich, Councilman McCarty and Attorney Robert C. Morrison representing the developers of the subject parcel.

Also speaking to the subject and responding to questions posed by the Council was Mr. Richard Jones, 2200 Cochran Road, Lodi.

With the tacit concurrence of the City Council, Mayor Pinkerton deferred action on the matter to the regular meeting of August 16, 1978 by which time Attorney Thomas Shepard, representing the developers of the subject parcel and Community Development Director Schroeder will have returned from vacation and will be available for input on the matter.

"NO PARKING" ZONE
ESTABLISHED IN AREA
OF LAUREL AVENUE

ORD. NO. 1148
INTRO.

Following introduction of Agenda item "j" - "Establish 'No Parking' zone in area of Laurel Avenue" by City Manager Graves, City Attorney Mullen outlined for the City Council a proposed ordinance prohibiting parking on Laurel Avenue from the north line of Turner Road to the northerly termination of Laurel Avenue between the hours of 9:00 p.m. and 6:00 a.m. In addition to the other penalties provided by the proposed ordinance, violation of Section 5 of the ordinance authorizes any police officer of the City of Lodi to remove said vehicle and store the same at the expense of the registered owner. The ordinance further provides for the posting of signs giving notice of the right of removal.

Lengthy Council discussion followed with questions being directed to Staff and to the City Attorney.

The following persons were in the audience and addressed the Council on the matter indicating support of the proposed ordinance:

- a) Mr. A. M. Mellor, 1008 Laurel Avenue, Lodi
- b) Mr. Miles Cope, 1012 Laurel Avenue, Lodi

Following additional Council discussion, Councilman Katnich moved for introduction of Ordinance No. 1148 amending Section 14-59 of the Lodi City Code, prohibiting parking at certain times and places when indicated by signs. The motion was seconded by Councilman Katzakian and carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian, McCarty and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

Minutes of July 19, 1978

SB 201 ORDINANCE
(DEVELOPMENT FEE)

ORD. NO. 1149
INTRO.

A proposed ordinance to provide for the dedication of land or fees or both as a condition to the approval of new residential developments, for the purpose of providing classroom facilities where conditions of overcrowding exist in a public school attendance area was presented for Council's perusal. City Attorney Mullen highlighted the proposed Ordinance and responded to questions as posed by the City Council on the matter.

Also speaking on the matter was Mr. Constantine I. Baranoff, Administrative Director of Facilities and Planning for the Lodi Unified School District. A very lengthy discussion followed with questions being directed to Staff, the City Attorney and Mr. Baranoff.

Following an inquiry, the City Attorney determined that neither Councilman Katnich nor Councilman Katzakian had a conflict of interest and therefore could participate in discussing and voting on this matter.

Additional discussion followed. Councilman Katzakian then moved for introduction of Ordinance No. 1149 entitled "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or both as a Condition to the Approval of New Residential Developments, for the purpose of Providing Classroom Facilities where Conditions of Overcrowding Exist in a Public School Attendance Area."

The motion was seconded by Councilman Katnich and carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian

Noes: Councilmen - McCarty and Pinkerton

Absent: Councilmen - None

Abstain: Councilmen - None

RECESS

Mayor Pinkerton declared a recess, and the Council reconvened at 10:25 p.m.

REZONING FROM
P-D(3) UPLAND
PORTION OF
MOKELUMNE VILLAGE
SUBDIVISION

ORD. NO. 1150
INTRO.

City Manager Graves reminded the Council that at its regular meeting of March 14, 1978, following a Public Hearing on the matter, Council had indicated its willingness to introduce an ordinance rezoning the upland portion of the Mokelumne Village Subdivision, which is located on the north side of East Turner Road between the Southern Pacific Railroad right-of-way and State Route 99 from P-D(3) as follows when the moratorium on the approval of all tentative maps, final maps, and rezonings has been lifted:

1. Lots 1 through 33 and Lots 90 through 123 to the R-1, Single Family Residential, with the exception of those portions of Lots 16 through 27 which are below elevation 48, shall remain in the F-P, Flood-plain District;

REZONE POR.
 MOKELUMNE VILLAGE
 SUBDV.
 ORD. NO. 1150
 (Continued)

Minutes of July 19, 1978, continued

2. Lots 34 through 89 to the R-LD, Low Density Multiple Family Residential District with Lots 41 through 57 and Lots 61 through 71 designated for duplexes and Lots 34 through 40, Lots 58 through 60, and Lots 72 through 89 designated for single-family residences;

3. The 11 acre commercial area at the northwest intersection of State Route 99 and East Turner Road to the C-S, Commercial Shopping District.

Council discussion followed with questions being directed to Staff.

The City Council had previously received copies of the Planning Commission Minutes of the January 23, 1978 meeting which recount the Planning Commission's determinations and action in this matter.

On motion of Councilman Katzakian, Katnich second, the following findings were made by the Council on this matter:

1. that the present P-D zoning for a mobilehome park should be changed because the former owners, after many years, determined that such a development was not feasible from both a housing and economic view;
2. that the residential density proposed under the combination of R-1 and R-LD will be lower than the approved mobilehome park density;
3. the Planned Development District permitted some commercial use which will be enlarged by the C-S proposal but will not be intensified;
4. that the proposed rezoning would not conflict with the proposed Noise, Safety and Seismic Safety Elements; and
5. that the proposed rezoning will permit the area to develop in a manner which compliments the surrounding area;
6. that with reference to the approval of the final map of the Mokelumne Village Subdivision, the Council finds the map is consistent with the existing elements of the City of Lodi General Plan and that such approval will not adversely affect an area of concern which any of the missing elements, as specified in the State General Plan Guidelines, is intended to mitigate.

Councilman Katzakian then moved for introduction of Ordinance No. 1150 rezoning the upland portion of the Mokelumne Village Subdivision, which is located on the north side of East Turner Road between the Southern Pacific Railroad right-of-way and State Route 99 from P-D(3) as follows:

Minutes of July 19, 1978, continued

REZONE FROM
P-D(3)
ORD. NO. 1150
(Continued)

CC-53A

1. Lots 1 through 33 and Lots 90 through 128 to the R-1, Single-Family Residential, with the exception of those portions of Lots 16 through 27 which are below elevation 48, shall remain in the F-P, Floodplain District;

2. Lots 34 through 89 to the R-LD, Low Density Multiple Family Residential District with Lots 41 through 57 and Lots 61 through 71 designated for duplexes and Lots 34 through 40, Lots 58 through 60, and Lots 72 through 89 designated for single-family residences;

3. The 11 acre commercial area at the northwest intersection of State Route 99 and East Turner Road to the C-S, Commercial Shopping District.

The motion was seconded by Councilman Katnich and carried by the following vote:

Ayes: Councilmen - Hughes, Katnich,
Katzakian, McCarty and
Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

RESIDENTIAL
ENERGY
CONSERVATION
PROGRAM

CC-53A

Council was apprised that existing energy supplies are decreasing and new sources of both electricity and gas, for future needs, are more expensive to find than conserving known resources. Recognizing both the social and economic value of energy conservation, the Federal and California State Governments are urging all utilities to establish conservation programs. The California Public Utilities Commission is requiring the private utilities under its jurisdiction to develop residential re-insulation programs, including installation and financing.

An energy conservation program has been developed to achieve the long range goal of upgrading existing Lodi residences to today's standards of energy efficiency in new construction. Achieving this goal requires a program that actively promotes and financially supports appropriate home-weatherization modifications. The proposed program is intended to accomplish this by providing residents with positive incentives to "modernize" their homes. These incentives are in the form of a new utility service which consists of the following:

- a) A home-energy conservation survey which will concentrate on identifying energy inefficiencies in the home and cost-effective means of correcting them.
- b) Do-It-Yourself information packets covering home-energy conservation measures such as insulation, weatherstripping, water heater insulation, duct insulation and caulking.

ENERGY
CONSERVATION
PROGRAM
(Cont'd.)

Minutes of July 19, 1978, continued

- c) An attic-insulation option which will provide a quality-assured installation by local contractors.
- d) Certification of reinsulated homes which meet City criteria for safety and quality.

The program as well as the staffing requirements were outlined in detail. Council discussion followed with questions being directed to staff. Graphs on electric usage were displayed by Director of Utilities William Lewis who responded to questions posed by Council.

Councilman Katnich moved that the Council approve the Energy Conservation Program as proposed and authorize staffing of the Energy Conservation Coordinator and Advisor positions which are grant funded. The motion was seconded by Councilman Katzakian and carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian, Pinkerton

Noes: Councilmen - McCarty

Absent: Councilmen - None

SCHOOL STREET
PARKING, LODI
AVENUE TO
LOCKEFORD STREET

Council was informed that the Public Works Department will be sealing a portion of School Street (Lodi Avenue to Lockeford Street) and upon completion of the project, it will be necessary to repaint the street pavement markings (crosswalks, centerlines and parking stalls).

RES. NO. 78-83

In order to provide better sight distance at crosswalks and better turning movements at the intersections, changes as shown on exhibits presented by staff were proposed. The two major changes in the parking are the lengthening of substandard stalls and the elimination of parking near pedestrian crosswalks and curb returns. Council was apprised that a recent survey revealed a number of downtown stalls were of substandard length and were not being used at times because drivers had difficulty in parking.

On motion of Councilman Katnich, Katzakian second, Council adopted Resolution No. 78-83 establishing "No Parking" zones and approving traffic legend painting on School Street from Lodi Avenue to Lockeford Street as proposed by staff.

APPROVAL OF
TRACT NO. 1262
SUNWEST, UNIT
NO. 3

The final map, the improvement plans, and the improvement security for Tract No. 1262 - Sunwest Unit No. 3 were presented for Council's approval. Council was apprised that this is a subdivision of 14.9 acres lying South of Vine Street immediately West of the Woodbridge Irrigation District Canal. This subdivision is zoned R-1 and contains 54 single-family lots. The developers, Keszler and Ferrero, have completed all the requirements specified by the Planning Commission in the approval of the tentative map on August 8, 1977.

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APPROVAL.
SUNWEST, UNIT
NO. 3
(Continued)

On motion of Councilman Katzakian, Council found that the final map of Tract No. 1262 - Sunwest Unit No. 3 is consistent with the existing elements of the City of Lodi General Plan and that approval of the final map will not adversely affect an area of concern which any of the missing elements, as specified in the State General Plan Guidelines, is intended to mitigate. Council approved the final map, the improvement plans, and the improvement security for Tract No. 1262, Sunwest Unit No. 3 and directed the City Manager to sign the Subdivision Agreement and the Electrical Utility Agreement on behalf of the City. The motion was seconded by Councilman Katnick and carried by unanimous vote.

Councilman Katzakian asked to abstain from discussion and voting on the following matter because of a possible conflict of interest.

FINAL MAP -
TRACT NO. 1428
DE PAULI GARDENS
APPROVED

The final map for Tract No. 1428 - DePauli Gardens was presented for Council's approval. Council was advised that this is a subdivision of 0.7 acres lying on the west side of Hutchins Street between Tokay and Connie Streets. This subdivision is zoned R-GA and contains 6 condominium lots. The developer, Charles Hauner, has completed all requirements specified by the Planning Commission in the approval of the tentative map on July 10, 1978.

On motion of Councilman Katnick, Pinkerton second, Council approved the final map of Tract No. 1428 - DePauli Gardens following its finding that the final map is consistent with the existing elements of the City of Lodi General Plan and that such approval will not adversely affect an area of concern which any of the missing elements, as specified in the State General Plan Guidelines, is intended to mitigate. The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnick, McCarty
and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

SCHOOL CROSSINGS
AT TOKAY AND
GARFIELD

RES. NO. 78-84

City Manager Graves apprised the Council that a request had been received from the President of the Heritage School PTA requesting school crossings at Tokay and Garfield. Following an investigation by Staff, it is recommended that the installation be approved.

On motion of Councilman Katnick, Katzakian second, Council adopted Resolution No. 78-84 establishing school crossings across Tokay Street on the east and west sides of Garfield Street.

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MODIFICATIONS OF
JOB SPECS FOR
MAINTENANCE
WORKER III
APPROVED

CC-34

Proposed revisions of the job classification for Maintenance Worker III were presented by City Manager Graves. The revisions were outlined by the City Manager who responded to questions regarding the matter as posed by the Council.

On motion of Councilman Katnich, Hughes second, Council approved the proposed modifications of job specifications for Maintenance Worker III.

ORDINANCES

AMEND SPECIFIC
PLAN OF SOUTH
HUTCHINS STREET

ORD. NO. 1145
ADOPTED

CC-45A

Ordinance No. 1145 entitled "An Ordinance amending the Specific Plan of South Hutchins Street to permit driveway access to a future shopping center (i.e. Mervyn's Department Store and Fry's Market) at the southwest corner of West Kettleman Lane and South Hutchins Street" having been introduced at a regular meeting held July 5, 1978 was brought up for passage on motion of Councilman Katnich, Katzakian second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich,
Katzakian, McCarty and
Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

Councilman Katzakian asked to abstain from discussion and voting on the following matter because of a possible conflict of interest.

ORD. AMENDING
P-D(15) I.E.,
BECKMAN RANCH
SUBDV.

ORD. NO. 1146
ADOPTED

CC-55A

Ordinance No. 1146 entitled "An Ordinance amending P-D(15) (i.e., Beckman Ranch Subdivision) by changing 3.2 acres Commercial-Professional, and 3.5 acres Multiple-Family at the Southeast corner of West Kettleman Lane and Cabernet Drive (a future street) to Commercial to expand a previously approved shopping center" was brought up for passage on motion of Councilman Katnich, Hughes second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich, McCarty
and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

Minutes of July 13, 1978, continued

OPERATING BUDGET
& UTILITY OUTLAY
BUDGET FOR F.Y.
1978-79 ADOPTED

ORD. NO. 1147
ADOPTED

CC-216

Ordinance No. 1147 entitled "An Ordinance adopting an Operating Budget for the support of various departments of the City of Lodi and a Utility Outlay Budget for the fiscal year beginning July 1, 1978 and ending June 30, 1979" was brought up for passage on motion of Councilman Hughes, Katnich second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich,
Katzakian, McCarty and
Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

ADJOURNMENT

There being no further business to come before the Council, Mayor Pinkerton adjourned the meeting at approximately 10:55 p.m.

Attest:

Alice M. Reimche
ALICE M. REIMCHE
CITY CLERK